

8/23/11 9:52:31
DK W BK 663 PG 437
DE SOTO COUNTY, MS
W.E. DAVIS, CH CLERK

SPACE ABOVE THIS LINE FOR RECORDING DATA

PREPARED BY:
GARY P. SNYDER, MSB#7682
WATKINS LUDLAM WINTER & STENNIS, P.A.
6897 Crumpler Blvd., Suite 100
Olive Branch, MS 38654
(662) 895-2996
WLWS #00931.37672

RETURN TO: ✓
Covenant Escrow Services
9056 Stone Walk Place
Germantown, TN 38138
901-759-0409
11-00186

GRANTOR(S) ADDRESS:
6819 Crumpler Blvd., Suite 300
Olive Branch, MS 38654
Phone: 662-892-6868

GRANTEE(S) ADDRESS:
6607 Shenandoah Lane
Olive Branch, MS 38654
Phone: 901-692-0966
Phone:

INDEXING INSTRUCTIONS: Lot 159, Seventh Addition, Cherokee Ridge, Part of Cherokee Valley P.U.D., situated in Section 31, Township 1 South, Range 6 West, as per plat recorded in Plat Book 92, Page 42, DeSoto County, Mississippi.

BANCORPSOUTH BANK

TO:

PAMELA C. MOORE

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **BANCORPSOUTH BANK**, a Mississippi banking corporation, by and through its duly authorized officials, does hereby grant, bargain, sell, convey and warrant specially to **PAMELA C. MOORE**,^{*} the following described property situated in DeSoto County, Mississippi, to-wit:

***married,**

Lot 159, , Seventh Addition, Cherokee Ridge, Part of Cherokee Valley P.U.D., situated in Section 31, Township 1 South, Range 6 West, DeSoto County, Mississippi as per plat recorded in Plat Book 92, Page 42, Chancery Clerk's Office, DeSoto County, Mississippi.

The warranty in this Deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi and easements as shown on plat of record. This conveyance is further subject to Declaration of Covenants, Conditions and Restrictions for Cherokee Ridge, Part of Valley P.U.D. recorded in Book 571, Page 269, Adoption of Bylaws and First Amendment to the By-Laws of Cherokee Valley Homeowners Association, Inc. recorded in

Book 616, Page 552 and re-recorded in Book 630, Page 552, all in the Land Records, Chancery Clerk's Office, DeSoto County, Mississippi.

The Grantee herein acknowledges and covenants that it is the Grantee's responsibility to maintain property in such condition as to minimize off-site damage from erosion, sediment deposits and storm water. This requirement will be in effect from the beginning of site preparation and continued throughout the establishment of permanent vegetative cover. Grantee acknowledges and agrees that Grantor is not responsible for any damages which hereafter may be suffered by Grantee or other property owners or parties as a result of site preparation work carried out by Grantee and his/her subcontractors and Grantee agrees to fully indemnify and hold Grantor harmless from any such damages sustained in connection therewith.

It is agreed and understood that taxes for the year 2011 shall be prorated as of the date of this instrument and shall be assumed by the Grantee herein and possession is given upon delivery of this Deed.

WITNESS THE SIGNATURES OF THE DULY AUTHORIZED OFFICIALS OF GRANTOR, this the 19th day of August, 2011.

BANCORPSOUTH BANK, a Mississippi banking corporation

BY: 

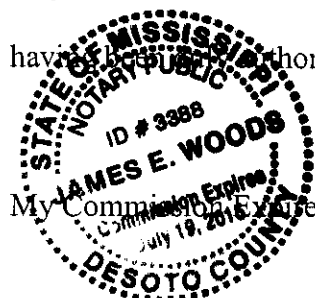
MICHAEL L. ANDERSON,
DeSoto Division President

BY: 


PATRICK DIXON,
Vice President

STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said county and State, within my jurisdiction, on this 19th day of August, 2011, the within named MICHAEL L. ANDERSON, who acknowledged that he is the Desoto Division President of BANCORPSOUTH BANK, a Mississippi banking corporation, and that for and on behalf of said corporation and as its act and deed, he executed the above and foregoing instrument after first having been duly authorized by said corporation so to do.



My Commission Expires: 7-19-15


NOTARY PUBLIC

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY came and appeared before me, the undersigned authority in and for the said County and State, on this the 19th day of August, 2011, within my jurisdiction, the within named PATRICK DIXON, who acknowledged that he is Vice President of BANCORPSOUTH BANK, a Mississippi banking corporation, and that for and on behalf of said corporation and as its act and deed, he executed the above and foregoing instrument after first having been duly authorized by said corporation so to do.

James E. Woods
NOTARY PUBLIC

My Commission Expires: 7-19-15

